

line of the Road and throughout the State, for-  
tunatly and growing home demand for every kind  
garden produce.

interspersed with magnificent groves of oak and pine; in the southern, the timber is more abundant, highly valuable, from one to five feet in depth, and peculiarly fitted for grazing cattle and cultivation of wheat, Indian corn, etc. The air is bracing, the climate more healthy, mild and equable than any other part of the Union; while living streams afford excellent water abound.

The cultivations and great productiveness are the well characteristics of Illinois lands. Trees are not required here, stumps grabbed, or stone picked off, as is common in cultivating new land in the older States. It is now the best cultivated, broken and open

corn, planted in the fall, will yield very much more than the cost of plowing and seeding. The man with a plow and two yoke of oxen will do a half to two acres per day. Contracts can be made, ready for corn or wheat, at from \$2 to \$3 per acre. With judicious management, the land may be plowed the first, and under a high state of cultivation the second year. Hides, cattle, etc., will be forwarded at reasonable rates for the Eastern, and to Cairo for the Southern States. Coal is extensively mined along the Road, and is of excellent quality, being furnished at many points.

50 to \$4 per ton. Wood can be had at the same  
 rate. Extensive quarries have been opened in the  
 State, near the line of this Road, of Building  
 excellent quality—such as white and blue Limestone  
 and red Sandstone—which can be had for im-  
 mensely less than the expense of transportation.  
 The Government lands, in the Land States, having generally  
 been taken from market, emigrants from the Eastern  
 Europe can be accommodated by this Company with  
 land, at the old prices and terms, which, in all proba-  
 bility, will be in value within twelve months.  
 The lands are restored to market, persons who think  
 them, or in Minnesota, should bear in mind that  
 the price of land is now very low, which they are

the company, as investments there are not made in the same manner as in the other States or Territories from market, at Government prices; for the expense of transporting the products of the soil will always be a heavy drawback on them, and years' cultivation they require manuring, which is with Illinois lands.

Remarks hold good in relation to the lands in the of Kansas and Nebraska; for although nearly double the distance from the water courses, the distance to market is and every hundred miles the products of those lands either in wagons, or interrupted water communications the expenses of transportation, which must be settlers in the reduced price of their products; and

precisely are the incomes from the farms, and of their investments annually and every year reduced, the fertility of the lands now offered for sale by this State, their consequent yield over those of the Eastern States, is much more than sufficient to pay the differential cost of transportation, especially in view of the facilities by this Road, and others with which its constructions of which are not interrupted by the low summer or the frosts of Winter.

**RICE AND TERMS OF PAYMENT.**

It will vary from \$5 to \$25, according to location, and the quantity of rice to be raised. The purchaser of the Contracts for Deeds may be made to advance further, in making the purchase money to be paid in five annual installments from the date of the purchase, the balance of the purchase money due in two years from the date of the purchase.

contract, and the others annually thereafter. The  
 will become due at the end of the sixth year from  
 the contract, and the lands are not subject to tax-  
 ly paid for.

**WILL BE CHARGED AT ONLY THREE PER CENT PER  
 ANNUM.**

ity to the performance of the contract, the first two  
 at must be paid in advance, and it must be under-  
 and one tenth of the land purchased shall yearly  
 under cultivation. Twenty per cent from the credit  
 be deducted for cash. The Company's construction  
 be received as cash.

med Farm Buildings, which can be set up in a few

be obtained from responsible persons. One living and one, and will cost complete, set up on ground chosen on the road, \$250 in cash, exclusive of transportation. Buildings may be contracted for at proportionate cost. The company will forward all the materials for such buildings and their road promptly. The price, long credit, and low rate of interest for these lands, will enable a man with a few dollars in cash and ordinary industry to make himself a fortune. The money becomes due. In the future, before all the purchase money of the country will probably be paid, their value four or five fold. When required, the company will accompany applicants, to give information.

aid in selecting lands.  
containing numerous instances of successful farm-  
ing respectable and well-known farmers living on the  
end of the railroad lands, throughout the State—also  
the fencing, price of cattle, expense of harvesting,  
etc., by contract—or any other information—will be  
given on application, either personally or by letter,  
French or German, addressed to  
**JOHN WILSON,** General Commissioner of the  
Illinois Central Railroad Company,  
Chicago, Ill.  
Office in Illinois Central Railroad Depot, Chicago, Ill.

**SALE or EXCHANGE—A FARM and**

**PROPERTY.**—To exchange for City property of land, situated in Steuben County, New York and Erie Railroad, 180 acres are under timber and grass. There is on the premises a 60-in. sawy tree, and capable of cutting from 20,000 ft. of lumber in 24 hours. There is also a smart Water power, capable of running 100 horse-power on the premises, with good power. There are also Dwelling Houses, Barns, and a Store on the premises. The location is very desirable. The water supply is in a good sand for business, and many other advantages which a great mill, and keep a stock of goods suitable for trade. This tract could create a profitable business at this time. The land is timbered with pine and oak. P. C. Co., \$25,000. Apply to HOMER MOROAN, Fine-st.,

**SALE**—A first-class four-story brown-front HOUSE and LEASE of LOT, on the south at 14th-st., between 5th and 6th-sts., a first-class four-story brown stone front HOUSE, on the north side of West 22d-st., between 5th and 6th-sts. and particulars, apply to  
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Trust Lands, and to the purchase of other lands  
Shares in the general fund \$100, bearing interest  
in purchase of lands of the Trust.  
Description, or for further information, apply to the  
JOSEPH LYMAN, at No. 3 Winter st., Boston.  
AMOS A. LAWRENCE,  
WM. DUDLEY PICKMAN, } Trustees.  
ROBERT B. STOKER, }

mediate improvement, and adapted for manufacturing. For terms, &c., apply to  
**BAKER & WEEKS, Auctioneers,**  
No. 6 Pine-st.

**ER POWER,** with or without **FACTO-**  
**RY,** for SALE and to LET, at **Mattewan, N. Y.** 24  
New-York. Inquire at No. 62 Courtland-st., or to  
**ENCKEN,** agent, **Mattewan, N. Y.**

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